

MINUTES OF THE KNOX COUNTY PLANNING COMMISSION

August 9, 2022

Call to order: The August 9, 2022, meeting of the Knox County Planning Commission was called to order by Chairman Dean Wilken at 7:33 p.m. at the Knox County Courthouse Board of Supervisors meeting room.

Announcement of Open Meeting Act: Announcement was made where the Open Meetings Act is posted.

Roll Call: Members present: Neil Clausen, Robert Larsen, Jim Kotrous, Greg Kuhlman, Keith Nielsen, Rob Ganz, and Dean Wilken. Absent: Doug DeShazer, and David Arens. Also present was Zoning Administrator Liz Doerr. Supervisor Kevin Mackeprang, and several members of the public.

Approve Agenda & Public Notice in the Crofton Journal and Creighton News (Knox County News). Kotrous moved, Nielsen seconded, to approve the agenda and public notice which was published in the Crofton Journal and Creighton News (Knox County News). Roll call vote showed all present in favor. Absent: DeShazer, and Arens.

Approve the Minutes from the July 12, 2022, Meeting. Kotrous moved, Nielsen seconded, to approve the minutes from July 12, 2022. Roll call vote showed all present in favor. Absent: DeShazer, and Arens.

Ex Parte Communications: Jim Kotrous heard from someone with complaints about the new rural water well.

New Business: Public Hearing for Jeremy Hoppe's request for a possible amendment to allow duplexes as a principal use: Ganz moved, seconded by Kotrous to open the public hearing at 7:36 p.m. Roll call vote showed all present in favor. Absent: DeShazer, and Arens. Doerr and Hoppe explained the request. Hoppe would like to build duplexes on 3 lots. There were questions about ownership and if the lots would be split and how septic systems would be planned. Hoppe wanted to put two septic systems on one lot with the duplex and then split it and sell making two lots that do not meet the minimum lot size. There was concern about splitting the lots and how ownership would be handled. Kuhlman moved, seconded by Larsen, to close the public hearing at 8:18 p.m. Absent: DeShazer, and Arens. Kuhlman moved, seconded by Kotrous, to deny the request to amend the Zoning Regulations and Land Use Chart to show that duplexes are a permitted use (not a conditional use) in all zones where single-family dwellings are allowed. Roll call vote showed all present in favor of denying the request. Absent: DeShazer, and Arens.

Public Hearing for Travis Barney's request for a Conditional Use Permit for storage units in 18-33N-2W: Kuhlman moved, seconded by Clausen to open the public hearing at 8:36 p.m. Roll call vote showed all present in favor. Absent: DeShazer, and Arens. Doerr and Barney explained the request. The storage building will be along the east side of the property across the fence from Wolf Run RV Park's storage unit. Barney is working on an Administrative Plat to split 5 acres of the building site off for Cedar Ridge RV Park. It will then have an easement to access the storage units. There were no public comments. Ganz moved, seconded by Kotrous, to close the public hearing at 8:45 p.m. Roll call vote showed all present in favor. Absent: DeShazer, and Arens. Ganz moved, seconded by Kuhlman to approve Travis Barney's Conditional Use permit CU0050 for a self-storage unit with the following conditions: 1. One business sign up to 80 square feet is allowed to be placed on the property. 2. No outside storage is allowed. 3. The structure shall be of neutral color with under the soffit lighting. Roll call vote showed all present in favor. Absent: DeShazer, and Arens.

Public Hearing for Cedar Ridge Campground's request for a Conditional Use Permit in 18-33N-2W for storage units, boat parking, 3 rental units, and a community room: Kuhlman moved, seconded by Larsen to open the public hearing at 8:47 p.m. Roll call vote showed all present in favor. Absent: DeShazer, and Arens. Doerr and Barney explained the request. The community room is intended to be mainly used by the campground tenants. Doerr stated that we have not been requiring a permit for short term rentals but that Barney wanted to include them in the application. There were no public comments. Ganz moved, seconded by Kotrous, to close the public hearing at 9:03 p.m. Roll call vote showed all present in favor. Absent: DeShazer, and Arens. Nielsen moved, seconded by Kotrous to approve Cedar Ridge RV Park's Conditional Use permit CU0049 for a community room, 3 rental units, boat parking, and a 15 unit self-storage building with the following conditions: 1. One business sign up to 80 square feet is allowed to be placed on the property (not on the right-of-way). 2. No outside storage is allowed except for the boat storage area (limited to boats, jet skis, and trailers) in the southwest corner of the parcel. 3. The self-storage units shall be of neutral color with under the soffit lighting. Roll call vote showed all present in favor. Absent: DeShazer, and Arens.

Old Business: Possible amendment to the minimum lot size for a residential dwelling with onsite waste treatment in the Commercial Corridor: Doerr stated that Nick Stout understood about needing to close the hearing but had nothing new to report. Kuhlman moved to close the public hearing at 9:10 p.m. seconded by Kotrous. Roll call vote showed all present in favor. Absent: Doug DeShazer, and David Arens. Discussion was to leave the regulations as they currently are. No motion was made.

Public Comment on Non-Agenda Items: none.

Zoning Administrator's Report: The July Permit Report was reviewed.

Next Meeting: The next meeting is scheduled for Tuesday September 13 at 7:30 p.m.

Adjournment: The meeting was adjourned at 9:16 p.m. by Chairman Wilken.

Liz Doerr, Zoning Administrator

Approved by Planning Commission: 9-13-22

Placed on File with Board of Supervisors: 9-29-22